

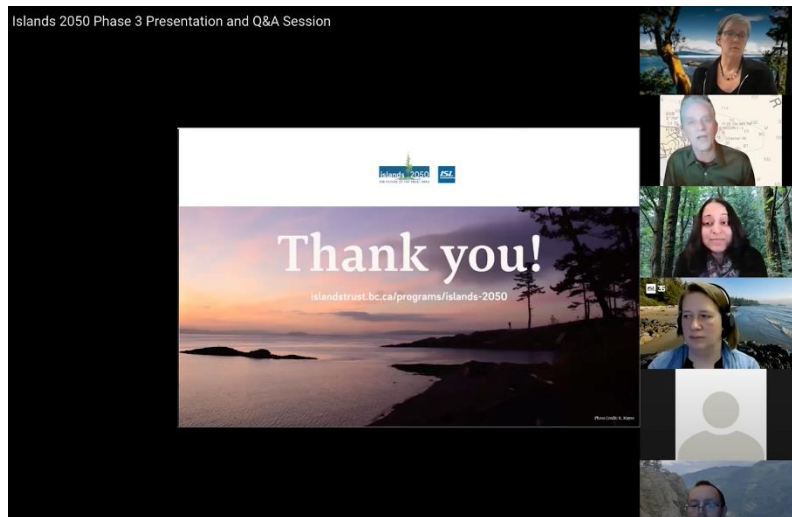
Question and Answer Session Summary

Islands 2050 Information and Q&A Session

March 1, 2022, 6:00 – 8:30pm

On March 1, 2022, engagement consultants from ISL Engineering hosted a virtual information and Q&A session (via Zoom webinar) to present project information about the Islands 2050 Policy Statement Amendment Project and answer questions from members of the public.

View the recording of the [March 1st Presentation & Question and Answer Session](#):



A written summary of the questions and answers provided follows below:

- **Part 1** (Pages 2-15) contains responses from the panelists to those questions that we did not have time to address during the March 1st session.
- **Part 2** (Pages 16-42) contains a summary of questions and transcribed responses from the March 1st virtual Q&A session.

PART 1: Questions Asked but Not Answered at the March 1, 2022 Q&A Session

Below is the summary of responses by the panelists to the questions that were asked, but that we did not have time to respond to, during the live March 1st session.

NOTE: We apologize for the delay in releasing this document. Trust Programs Committee Chair Deb Morrison was away for work and unavailable to complete her responses.

GENERAL POLICY STATEMENT, REGIONAL GOVERNANCE, AND ISLANDS TRUST INQUIRIES

- 1. Updating the Policy Statement and making changes to policy directives is a major undertaking, why not address it in smaller bits over time?**

Peter	Deb
This was how the project began but as we got into it deeper we found it difficult to separate the parts from the whole. That said we do not need to achieve all amendments in this process. We can set aside those issues and topics that need more conversation.	A holistic approach addresses large issues such as reconciliation and climate change, key reasons for updating the Trust Policy Statement.

- 2. Will the proposed amendments to the Policy Statement override Official Community Plans in the Trust Area? If so, will this happen right away?**

Peter	Deb	David
<p>The Policy Statement provides guiding principles to help local trust committees and island municipalities (LTCs / IMs) reflect on region wide values and implement them as they see fit.</p> <p>No, it will not happen right away the new principles will be adopted over time as official community plans (OCPs) are amended in the normal course of events in each community.</p>	<p>No. OCPs will be updated over time taking into account the shifts in the Trust Policy Statement. Some are already integrating the issues of reconciliation and climate change due to motions passed on these issues by Trust Council in 2019 or a local community's own goals in these areas.</p>	<p>All local bylaws (including OCP's and land use bylaws) must be approved by the Executive Committee. In a situation where a proposed regulatory bylaw is consistent with an existing OCP but the OCP has not yet been updated to reflect new Policy Statement directive policies the Executive Committee could deem the regulatory bylaw as inconsistent with the Policy Statement and send it back to the local trust committee/island municipality with recommendations for amendment. The local trust committee could appeal</p>

		<p>this to Trust Council and Bowen Island Municipality could appeal to the Minister of Municipal Affairs. This situation is unlikely to occur as planning staff would draw attention to this inconsistency early in process. If zoning is already in place for a use, it will still be allowed until such time as the local trust committee/island municipality.</p>
--	--	--

3. Will the individual islands continue to have Official Community Plans? If so, how will the draft amendments to the Policy Statement impact Official Community Plans?

Peter	Deb
<p>Yes each local trust committee and island municipality will have its own OCP's. The Policy Statement is intended to have OCP's reflect and adopt region wide values.</p>	<p>The Trust Policy Statement does not change the OCP process. The Trust Policy Statement policies – now newer and updated versions when a new Trust Policy Statement comes into policy – will impact OCPs as it always has.</p>

4. Is Islands Trust required to have performance targets and annual evaluations?

Peter	Deb
<p>There are no requirements.</p> <p>We have implemented projects over the years working with Census and other data to help us understand where we are making progress and where we need to do more work with the Islands Trust mandate and community values.</p> <p>We have done assessments on needs such as housing which has measured where we are at and where we need to be.</p>	<p>Out of scope for me to respond to.</p>

5. Why can local trust committees opt out of the Policy Statement Directive statements when they should be required?

Peter	Deb	David
<p>This is difficult to answer as it depends on the circumstance. Local trust committees/Bowen Island Municipality must turn their minds to the Policy Statement directives and consider them in their OCP development.</p>	<p>We need flexibility in the application of any law and the intent for having this ability for an LTC to opt out of a given policy directive is for this reason. There could be a situation that a general policy does not foresee and we need to have an alternative pathway. This should never be used as a loophole.</p>	<p>A local trust committee/Bowen Island Municipality could make an argument any one particular policy doesn't apply, or is considered differently to better further the goals of the Policy Statement – usually where there could be conflicts between policies due to local circumstances. It would be up to Executive Committee to decide if it agrees or not with the local trust committee/Bowen Island Municipality.</p>

6. Some of the draft amendments to the Policy Statement appear to be addressing policies that are outside of Islands Trust jurisdiction. How do these policies fall under the responsibility of Islands Trust, and why have they been included?

Peter	Deb
<p>Certainly there are concerns about this, however I believe that good governance and our mandate from the Province provides us the opportunity to work with others and advocating for respect of the Island Trust mandate and community values. We have done legal reviews of the Policy Statement and referred to ministries to be sure we are working within our jurisdiction.</p>	<p>If they appear to be outside the IT scope, please be specific, argue that with your local Trustee and request to have them removed. Be specific as to why. It is the job of the Trust Council to include only things in the Trust Policy Statement that are in scope and it is working to do so.</p>

7. How will the recommendations in the Government and Management Review influence decisions about the new draft Policy Statement amendments?

Peter	Deb
<p>I like to think of the Policy statement as the why we do the work of preserving and protecting where the government & Management review is an assessment of how we do the work. Certainly, there are observations in review that will help us improve delivering on the mandate.</p>	<p>This is hard to know until all reports and feedback are in hand.</p>

8. If the Policy Statement is the “why” then please explain why there are statements related to the “how”, such as; banning desalination plants and docks included in the Policy Statement.

Peter	Dilani
<p>Great question to clarify the why vs the how. The why of these two particular examples is protection of the marine environment and shoreline. Desalination plants require shoreline infrastructure and the waste water changes salinity in the sensitive near shore environment. Docks also impact the shoreline above and below the high water mark. Shading of marine habitat impact marine life and the siting impacts the seafloor with pilings concrete blocks and large chains that scour the seafloor as the dock move up and down with the tides.</p>	<p>It might be more accurate to say that the Policy Statement is more of a high level “how” (a general statement of policies to carry out the Islands Trust Object, as specified in the Islands Trust Act). Where policies are more specific than others, it is because they are perceived to be appropriate to, or needed in, the whole Trust Area. Others that are more general are perceived to need further refinement at the local level, to suit unique local circumstances.</p>

9. Does Islands Trust commit to producing legally correct draft amendments to the Policy Statement?

Peter	Dilani
<p>We are required to comply with the law. We will seek further legal review through the process and when we submit it to the Province for approval you can be sure they will do the same. None of us want any conflicts with other jurisdictions, agencies or Ministries.</p>	<p>All policies within the draft new Policy Statement are legally correct and all fall within the existing jurisdiction of the Islands Trust. This is not just a commitment, but rather a requirement.</p>

10. To what extent are the draft amendments to the Policy Statement being influenced by Trustees, Executive Committee, and staff members?

Peter	Dilani
<p>Certainly Trustees’ local knowledge is being contributed to the work and the interpretation of what we have heard from community. Staff are the scribes doing the work of collecting the information and reporting it to Trust Council. Trust Council ultimately makes the decision on the final document.</p>	<p>The Policy Statement is Trust Council’s document. In updating the document, Trust Council has requested the support of its committees and staff, engagement with First Nations and the public, and feedback from referral agencies.</p>

11. Should/could basic governance principles such as the roles and responsibilities of Trustees, be incorporated into the draft amendments to the Policy Statement?

Peter	Deb
<p>That is not the intent of the Policy Statement, there is other policy and the Islands Trust Act that list those principles and responsibilities.</p>	<p>No.</p>

12. Why are some of the policies in the Policy Statement more specific and detailed than others?

Peter	Deb
<p>Would need specifics to do justice to this question. Overall, however the complexity of some topics and the impacts require a greater level of detail than other topics.</p> <p>The Policy Statement needs to have a level of detail that supports the intent of the preserve and protect mandate. The current document lacks clarity in a number of areas that have been challenging in implementation.</p>	<p>In some areas we may have more detailed knowledge of what works well in our region from prior experiences. The Trust Policy Statement is intended to be refined over time but not all areas will be refined at the same pace.</p> <p>I cannot answer as I do not know in what way they mean “detailed”</p>

13. Some residents have a lack of trust in Islands Trust, how can the Policy Statement be used to rebuild trust and strengthen understanding of the Trust’s Object?

Peter	Deb
<p>We are hoping that through public engagement we can build understanding regarding the work and the challenges of the Islands Trust in preserving and protecting this special place and we are able to understand and incorporate community values into the document</p>	<p>This is a question for the IT management team and is largely an issue of communication by all across the organization.</p>

14. Will implementation policies require ministerial approval?

Peter	Dilani
<p>OCP’s are essentially the implementation policies and all OCP’s require approval of the Minister.</p>	<p>The document known as the “Policy Statement Implementation Policy” is a bylaw of Trust Council and does not require ministerial approval. It is currently slated to be updated after a draft new Policy Statement has been adopted. View the current version here: https://islandstrust.bc.ca/document/policy-statement-implementation/</p>

15. Who initiated the need to rewrite the Policy Statement?

Peter	Dilani
<p>Initiating the need to address amending the Policy Statement arose from a number of areas where the Policy Statement is silent and hindering our work to preserve and protect while acknowledging First Nation history and territory and climate change including associated freshwater challenges and species and habitat loss.</p>	<p>Trust Council initiated the need to amend the Policy Statement in its 2018-2022 Strategic Plan. See: https://islandstrust.bc.ca/document/islands-trust-strategic-plan-2018-2022/</p>

16. Why does the Policy Statement place such an emphasis on things that are being regulated, restricted, or prohibited? Would it not serve the preserve and protect mandate better if emphasis was placed on things that we would like to see happening versus the things we would not like to see happening?

Peter	Dilani
<p>We can certainly consider this in the crafting of the document. On the surface it seems to me like there are many things you can do and fewer that would be best not done.</p>	<p>The Policy Statement is not a strategy that sets out aspirational goals, but rather a statement of policies that Trust Council will use to carry out the Islands Trust mandate to preserve and protect. This purpose lends itself to more regulatory / restrictive kinds of language. Trust Council’s Strategic Plan, on the other hand, emphasizes the goals and strategies for each term.</p>

17. Could the Trust clarify information surrounding general permissions about docks in the Trust Area? My understanding is that everything south of Nanaimo requires a special permission, is this correct?

Peter	Deb	David
<p>Essentially that is correct. This is a relatively new policy, prior to this all docks required specific permission. The Province recognized while reviewing dock leases that there was a need to retain specific permission in the Southern Gulf Islands. Islands Trust did not initiate this.</p>	<p>I do not know about this in enough detail to add here.</p>	<p>General Permissions for docks means that a dock may be constructed without a license of occupation provided it meets criteria established by the province, and is not within a designated sensitive areas as identified by the Province. In the Islands Trust Area this applies to the Denman, Hornby and Lasqueti local trust areas.</p> <p>Applications-only areas are areas where an application for a license of occupation for a dock is required. This applies in the remainder of the Islands Trust Area (all areas excluding Denman, Hornby and Lasqueti local trust areas). As each region has different rules on exemption for applications, anybody considering a dock should contact FrontCounterBC.</p>

18. Why did Islands Trust write to the Minister of Municipal Affairs in 2018 identifying specific areas where they would like more authority?

Peter	Deb
There were voids in the legislation that Islands Trust and other local governments were having difficulty in applying regulation. It was identified by us and others that changes in legislation were required.	In order to simplify some aspects of land use management and bring more local control to decisions, there are some responsibilities that were seen by the Trust Council of that time as needing to be shifted to the Islands Trust.

19. What are some tools that Islands Trust staff will need to successfully achieve the desired outcomes of the draft amendments to the Policy Statement?

Peter	Deb
I can't say there any new specific tools. Implementation will be through OCP amendment. Amending OCP's happens on a regular basis with the tools we have. In some cases, there may be a necessity for more mapping or other data.	I am unsure what is meant by "tools". We have most of the tools we need apart from tree cutting authorities.

BUDGET AND TAXES

20. What might some of the budget consequences of the draft amendments to the Policy Statement be?

Peter	Dilani	David
I do not see any significant consequences, with clear policy and subsequent improved language in regulation through land use bylaws, perhaps there may be reductions in application processing and enforcement costs.	This is unknown as it will be up to each Trust Council term to set strategic objectives for their four-year term and budget accordingly. The work would likely unfold in phases, based on available resources (including possible grant funding), and strategic priorities of Trust Council. This is the same process that has been used to implement the current Policy Statement for over 25 years.	This cannot be answered as it is a policy document. While it requires new OCPs and LUBs and amendments to them to be consistent, it does not compel the local trust committee or Bowen Island Municipality to undertake anything – so the proposed amendments have no costs.

21. Is there a potential that the draft amendments to the Policy Statement will result in increased taxes?

Peter	Deb
Very little.	Not directly related to budget. That is a year by year decision of Trust Council.

22. How do you see the draft amendments to the Policy Statement impacting those who are retired, or on limited budgets? Is there a potential that tax increases could force these people to move away from the Trust Area?

Peter	Dilani
I do not believe that would be the case.	The draft amendments to the Policy Statement contain some draft policies that aim to support affordable housing in the Islands Trust Area, which would hopefully support retired seniors or those on limited budgets. Not all funding comes from the tax base and there are opportunities to seek out grant funding and other innovative funding partnerships.

TERMINOLOGY

23. Why does the Policy Statement use the word shall instead of should?

Peter	Dilani
Should has always been considered ineffective in supporting the Policy Statement. Many have criticized us for allowing LTC/IMs to allow activities that are not supporting the mandate.	The Policy Statement has always used the word “shall” but it used to say “shall address...”. The definition of “address” in the current Policy Statement is “to direct attention to matters in a way that implements the policy of Trust Council”. We have attempted to clarify the intent of each policy by replacing “address” with the appropriate action required. In most cases, this does not make the policy more prescriptive. It simply makes it clearer.

24. What are the effects of using the word “should” in the draft amendments to the Policy Statement?

Peter	Dilani
Should provides the discretion to not implement specific policy or direction that may result in not living up to the values stated in the Policy Statement.	The word “should” is mostly used in policies classified as “Commitments of Trust Council”. These are the overarching guiding principles and approaches Trust Council should use when making decisions. These types policies use the word “should” because they are non-regulatory in nature. They simply indicate a desired approach that is in line with the Islands Trust mandate to preserve and protect.

25. Why does the current Policy Statement reference recommendations rather than coordination?

Peter	Dilani
I'll turn this one over to staff to speak to.	"Recommendations" were reframed into "Coordination Policies" in the draft new Policy Statement to reflect the important coordination work Trust Council does with other levels of government and other interested and affected parties to preserve and protect the Trust Area. This also reflects Sections 8 and 9 of the Islands Trust Act which sets out Trust Council's authority to coordinate with other agencies for the purpose of carrying out the mandate.

FRESHWATER

26. Please explain the difference between the *draft* Freshwater Stewardship directives and the *current* Freshwater Resources directives?

Peter	Dilani
I'll turn this one over to staff to speak to.	<p>Q: Please explain the difference between the <i>draft</i> Freshwater Stewardship directives and the <i>current</i> Freshwater Resources directives?</p> <p>A: The current Freshwater Stewardship directive policies around density state:</p> <p><i>4.4.2 Local trust committees and island municipalities shall, in their official community plans and bylaws, address measures that ensure:</i></p> <ul style="list-style-type: none"> ☐ <i>Neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater,</i> ☐ <i>Water quality is maintained, and</i> ☐ <i>Existing, anticipated, and seasonal demands for water are considered and allowed for.</i> <p>The proposed draft new Freshwater Stewardship directive policies around density state:</p> <p><i>4.2.7 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, ensure:</i></p> <ul style="list-style-type: none"> ☐ <i>that neither the density nor intensity of land use is increased in groundwater regions where the quality or quantity of the supply of freshwater is likely to be inadequate or unsustainable;</i> ☐ <i>that existing, anticipated, and seasonal water demand and supply projections are considered and allowed for;</i> <p><i>and shall strive to ensure:</i></p> <ul style="list-style-type: none"> ☐ <i>that freshwater quality is maintained; and</i> ☐ <i>that islands are self-sufficient in their supply of freshwater</i>

	<p>The intention of these changes is to strengthen and refine the language, to be able to provide more clear and measurable information to planners and decision-makers at Islands Trust. Groundwater regions are delineated water management areas that provide a useful basis for assessing area-specific water quality and quantity characteristics for planning purposes. The term “likely to be inadequate or unsustainable” attempts to more specifically define the problem and aligns with provincial language around “likelihood”. The words “supply projections” have been added to reflect the need for water supply projections in the context of a changing climate. Lastly, a Commitment of Trust Council from the current Policy Statement that states that the islands should be self-sufficient in their supply of freshwater has been replicated in the directive policy for consistency.</p>
--	---

27. Will the trust be developing additional policies to protect the overstressed aquifers from further depletion and erosion? And will the Trust use the water availability information to guide their land use decisions and throughout the application and approval process?

Peter	Dilani
<p>Certainly, we have these concerns and are trying to quantify the problem. There is a separate process in place to identify where improvements or relaxation of policies may be necessary.</p>	<p>a) The draft new Policy Statement contains a directive policy 4.2.6 which states: <i>Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, identify means to prevent further loss or degradation of watershed ecosystems, freshwater networks, groundwater recharge areas, and freshwater aquatic species in their planning area.</i></p> <p>b) Water availability information is intended to guide land use decisions throughout the application and approval process.</p>

28. Implementation of environmental and water resource policies have not been adhered to in the new policy statement. How will you address this issue?

Peter	Dilani
<p>Changes in language and additional detail in the Policy Statement will be required as well as supporting data.</p>	<p>It is hoped that the strengthened language in the freshwater stewardship policies will equip decision-makers to better protect freshwater sustainability in their local areas.</p>

DESALINATION

29. Given the groundwater levels on the islands and the proposed ban on desalination, can you explain on how rainwater harvesting might be incorporated in the new statement or is that being considered?

Peter	Dilani
Rainwater harvesting is certainly something that can be embraced and recommended but the implementation of this lies in the land use bylaws not the Policy Statement.	Rainwater harvesting has been added to draft new policy 4.2.12 which encourages rainwater harvesting as a water conservation tool.

WILDLIFE

30. Why doesn't the Policy Statement include statements about controlling fallow deer which pose one of the most severe threats to island ecosystems?

Peter	Dilani
There are may invasive and even destructive species in the Islands Trust Area. We are trying to identify the policy around protecting the natural environment from all threats. Fallow deer would be one of those threats.	This matter does not fall within our jurisdiction, but Trust Council could potentially include a policy to coordinate with, or advocate to, other government agencies to address the adverse impacts of fallow deer on local ecosystems. We encourage members of the public to make these kinds of suggestions through the engagement channels provided (survey, in-person feedback, etc.)

FORESTRY AND TREE CUTTING

31. Is the Trust looking for greater authority over forestry and tree-cutting? If yes, please explain why.

Peter	Deb
We have heard in recent years about a wide range of concerns regarding tree protection and we felt it necessary to look at options. The concerns range from wildfire risk to carbon sequestration. The type of cutting includes single trees to many trees. There are concerns about shoreline erosion and water retention as well as species and habit impacts.	Some within the Islands Trust would like more tree cutting authority to more holistically manage for some of the situations that have already occurred on some islands with clear cutting of private lots – not tree cutting lots, rural residential lots. The idea would be that if given this authority, each community could then have more local control about what to do with it.

LIVELIHOODS

32. Is there a Policy Statement policy on protecting sustainable and resilient rural livelihoods?

Peter	Deb
The Policy Statement is about finding that balance which support healthy vibrant communities and support environmental protection, sustainable rates of growth and the carrying capacity of the land and marine environment.	That is outside the scope of the Islands Trust Act but is instead within the Local Government Act. Your LTC is in charge of working with other levels of government locally to foster such communities based on local needs.

33. What protections are being included for individual residents of the Trust Area in the draft amendments to the Policy Statement?

Peter	Deb
The policy is not about specific individuals it is more about broad overarching principles.	Not about individuals, about collective treasure of the natural environment and our place in it.

FEEDBACK AND PUBLIC ENGAGEMENT

34. Why wasn't a third phase of public engagement undertaken until it was requested by members of the community?

Peter	Deb
A third phase of engagement had been planned from the beginning. This is an enhanced level of engagement as we heard that the first two phases had not reached enough people.	There was always a third phase of engagement planned. The timing of it shifted and I do not think it was a good move by community to demand it at the point it did as the draft only partially reflective of Trustees thinking that we are talking about.

35. Community meetings tend to be effective at getting members of the community involved in sharing feedback and providing input. Are these kinds of meetings being discouraged?

Peter	Deb
No we are not discouraging these kinds of meetings. The pandemic got in the way and we are now that restriction are being lifted returning to in person meetings for those that are comfortable with meeting in person.	No, they are being planned.

36. Please provide details on the criteria that will be used to determine how public input will be incorporated and considered in the draft amendments to the Policy Statement and provide clarification on the reasons that certain feedback might not be considered.

Peter	Deb
All feedback will be considered, we will be looking for themes and focusing on those to craft the amendments. Those ideas that require more research or clarification through more community dialogue may be considered in future amendments.	See the public engagement plan and listen to the TPC meetings and TC. That is where detail about this is resolved.

37. To what extent have ideas from outside consultants and lobbyists been incorporated into the draft amendments to the Policy Statement?

Peter	Deb
Everything is being considered however very little of the materials we are looking at have come from consultants or lobbyists. That said there certainly community groups that have been “lobbying” for certain kinds of change or rejecting change, all of this will be considered.	All ideas put on table will be considered. It is up to Trustees to weigh the different inputs.

38. How will the public engagement process ensure that an adequate number of residents have been given the opportunity to provide input, so that the feedback gathered is representative of the community?

Peter	Deb
We are doing as much as we can to attract all those that are interested in participating. We will analyse the numbers as we go to be sure we are reaching a broad audience across the entire Trust Area.	There is no magical number to ensure that engagement is adequate. The process is open, your elected officials speak for your communities – that is what democracy is about – and you should ensure they know your mind.

39. How will residents be involved and consulted on future changes to the Policy Statement and on the draft amendments to the Policy Statement?

Peter	Deb
We will conduct further consultation informed by the work we have done in the current phases.	That will be for future TCs to decide.

40. Has there been any feedback on the structure of the latest survey?

Peter	Deb
Yes, not everyone likes it, but it has been designed to solicit feedback on the current draft and we believe from the responses that it is being effective in doing that.	Yes.

41. How will feedback be gathered from vulnerable populations in the Trust Area such as those experiencing homelessness, mental illness, or struggling with substance abuse?

ISL
Feedback from vulnerable populations in the Trust area such as those experiencing homelessness, mental illness or struggling with substance abuse will be gathered at the in-person pop-up sessions near community gathering and community amenities. Feedback from representatives from housing and housing organizations as well as other groups will be gathered from focus group sessions.

FIRST NATIONS

42. Are the First Nations historical cultural practice sites, foraging areas mapped out- or is this information evolving? Do the draft amendments to the Policy Statement mean that these activities must be permitted on private land?

Peter	Deb
This information is evolving, our commitments to truth and reconciliation are serious and we want to recognize historical and cultural practices, land use and knowledge. Some of this does include “private land”. We must approach this with open hearts and open minds in the spirit and actions of reconciliation.	Evolving. Not sure about second half of this.

43. Why do draft amendments to the Policy Statement include the additions of “precautionary approach” and “basis of best available area-based mapping, science, and social science” when the revisions were only going to be made to incorporate First Nations’ interests? Do these statements relate to First Nations interest?

Peter	Deb
There has never been the intention to only include “First Nations Interests”. Certainly First Nations interest are very important to us and long overdue, however climate change, habit loss, the availability of fresh water, and sustainable communities and agriculture are all important and warrant us being precautionary when we make decisions. Certainly respecting cultural heritage sites and the resting sites of loved ones we want to be precautionary and rely on the best available mapping, science and traditional knowledge	That term is being debated by trustees as well. If you don’t like this term please provide specific feedback as to why and what alternatives might be better to ensure the Islands Trust has a proactive planning process. I find the remainder of this question leading and refuse to answer as I do not believe it has any basis in fact.

PART 2: Questions Asked and Answered at the March 1, 2022 Q&A Session

The following section contains questions asked and answered at the March 1st session, along with the transcribed responses by panelists. The time stamp shown in the table refers to the time in the [video recording](#) when the question was asked during the live session.

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
How will people who cannot attend tonight, receive information about the questions asked and the answers given?	If questions do not get answered during the session, how will residents receive information and answers?	The recording of this session will be posted to the Islands 2050 webpage and we need just a little bit of time to collate and type questions and answers so that will also be up on the Islands 2050 webpage we anticipate next week.	36:16
I believe that current bylaw 17 and draft bylaw 183 TPS offend, taken together, Sections 3, 4 and 15 of the Islands Trust Act; in that: 1) There is preponderance of TPS content which is not “a statement of general policies to carry out” (i. e. implement) “the object of the trust” and 2) Trust area policies do not give explicit clarity to the meaning of the word “environment” in the Object of the Trust and 3) Implementation of trust area policies is delegated to the local trust area jurisdictions. For Trust Council, there is no certainty of local trust area	Will the current draft Trust Policy Statement (TPS) public engagement process meaningfully include changes to the structure and content of the policy statement? If so, will these changes constitute a rewrite of draft bylaw 183?	Through the public engagement process, we are happy to take feedback on changes to the structure and we are specifically engaging on the content of the draft new policy statement. So that is certainly our intent for Stage 3 public engagement. By nature, this is a draft bylaw that has not reached first reading at this juncture and is certainly going to be amended in some way based upon the input we have received and the input that we are hoping to receive over this third phase. Whether the structure of the document changes is also a topic of discussion. Certainly, we anticipate taking input from everyone in the Trust Area and beyond to include in whatever a revised draft would be. And so, re-write perhaps is subject to your point of view if it’s substantially changed or minorly changed. It’s too early at this time to determine one way or the other but we have certainly heard lots from the public about things that should be changed. The other issue is that because we haven’t actually got this to first reading, there is input by various trustees themselves, they will have input that they want to be included. It won’t only be public thinking that goes into any changes in this current draft, it will also be thoughts and conversations with trustees working towards the first reading draft.	36:47

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
<p>implementation of trust area policies in the day to day actions of LTCs and staff advice to an LTC; therefore: Question - Will the current draft TPS consultation process meaningfully include changes to the structure and content of the TPS, which will constitute a rewrite of draft bylaw 183?</p>			
<p>Will the Trust provide justification for the new revisions based on past (i. e. , comments received through 2021 through to now) public input?</p> <p>Information from minutes of the Executive Committee and Trust Council suggest that several Trustees and Trust staff have been making ongoing revisions to the Draft Policy Bylaw (dated July 2021). Given that the public has only had access to the July 2021 version, and have only now been advised of the first two events in the months long public engagement process</p>	<p>How will public input be used/taken into consideration in the amendment to the Policy Statement?</p> <p>How, and when, will the revisions to the Policy Statement be shared?</p>	<p>Our intention is to provide an engagement summary report to trust council to use.</p> <p>One of the things, in addition to what I just said is, there is a process inside committee too for some deeper thinking within a subset of trustees, but it fundamentally is Trust Council’s job to decide what version of the draft gets to first reading. So, trustees will be able to synthesize and use the public input, but just because there is specific, um, because the public is actually quite varied in certain areas, so trustees will also need to weigh information with what they know, in science, the advice they’re getting from staff and from professionals and weigh that to decide what is going into the draft.</p> <p>You’ve pretty much summarized, but I’ll just note that the committee structure sort of provides recommendations to council on the input that’s been received but all of that input will be received by council as well as the discussions that happen at committee. Almost half of council sits on that committee so its fairly broad spectrum of individuals. All of the public input and all of the discussion held in public meetings (although virtually these days), and all input which will be consolidated by staff, will be presented to committee and then in turn presented to trust council in meeting agenda packages. So, everything is available to the public</p>	<p>39:24</p>

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
(i. e. , the online survey and Online Open Question and Answers), how and when will the revisions be shared?		<p>and ourselves and we will be considering all of the input to determine what aspect of the Policy Statement it applies to and whether or not we should be implementing it now or considering it further in the future.</p> <p>The best type of feedback that we are receiving is feedback that's very clear, has rational reasons about why you think one way or another on an issue and helps trustees really reason with what you're providing. Pummelling trustees with a lot of repetitive emails, that's not actually going to change opinion necessarily. It's arguing a point with clear arguments is really what's going to help at this point.</p>	
Why did it take the community rising up to convince the Trust to consult on the draft document?	Why wasn't a third phase of public engagement undertaken until it was requested by members of the community?	<p>My understanding is that there was the planned third phase of engagement that was going to take place after first reading, but then based on feedback from community members, we are undertaking this third phase now, which is prior to first reading.</p> <p>One of the things that is really interesting about the situation that we're in right now is when we originally tabled the draft last July for this current draft, it was meant to be a draft, but community got very into having it go out for public review, even though it was meant for trustees to think through and ask and reflect on. And so, we're into a sort of pre-first reading public engagement phase. That really wasn't necessarily the ideal mechanism of doing it. But we wanted to be responsive to what communities was saying and to some of the trustees who were really adamant that for such a big thing, that we actually have multiple phases. Even though it was not in the original project charter to do that level of public engagement and people agreed to the original public charter way back.</p> <p>I would just stress that we did have/we were planning a third phase of public engagement, just not as robust as the current third phase has been planned. The idea was that we would get a draft, a tentative agreement on a draft before it went out for public consultation, but we're sort of in an interim phase right now and so we are engaging on the current draft and then trust council will contemplate its next steps. So, yes, we did originally</p>	42:33

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		<p>plan a third phase of engagement, but we listened to your concerns and planned a more robust engagement with the help of ISL.</p> <p>This particular phase of engagement is at a different stage and a lot of that was really leveraged around this idea of what changes were able to happen before or after first reading. There was some unclear and some disagreement about what kind of changes would happen before/after, so we altered this particular phase of engagement to do it before first reading.</p> <p>Indeed there was always a third phase of engagement planned and this is enhanced. Through what we heard from the community, we created this enhanced third level of engagement. In fact, following the same things that we did almost 2 years ago when we started this process. I think the most significant thing is to think about the process that we're engaged in, is that our normal legislated process is to develop a bylaw and get input from the community in whatever way we can and develop a piece of work that represents what we are thinking about and then we do take it to first reading. First reading is the point that normally launches a full-scale public engagement process and so that's how this was planned to be undertaken. What we certainly heard loud and clear from folks, is to not to take it to first reading. So if there is anything different about this process it is that we chose to listen to the community, not take it to first reading and indeed re-enter/enter into that first phase with an unenhanced third phase to be sure that we were reaching everybody and that we were hearing the diverse points of view that are out there. I want to thank everybody for the significant amount of effort that has been put into this by the public bringing issues to our attention and staff rejigging the program in order to facilitate this. In fact, this webinar, these are new things that we have never done before. I'll also say that we've had levels of engagement that we have never had before and this is a great day for celebration because we are hearing so much more than we have heard historically at the Islands Trust and we are definitely considering it.</p>	

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
<p>Will the Islands Trust Council commit to a Plebiscite, placed before eligible voters, prior to any of the changes proposed by this vast and fundamental Trust empowerment proposal are approved?</p>	<p>Will the Islands Trust Council commit to a Plebiscite, placed before eligible voters, prior to any of the proposed changes being approved?</p>	<p>There really isn't a good mechanism within the legislative framework that we work under to hold referendum or plebiscite. Often, we get asked about referendum, often we get asked about voting in local trust committee meetings and let's have a show of hands and vote on this. The way our legislative mechanism works is different than that and we are a local government, we are not a committee or a community association where those sorts of things happen at the local level. And so, we are doing the next best thing, which is reaching out for public opinion and digesting that opinion and certainly will be weighing all of that in the work we are doing.</p>	<p>47:20</p>
<p>Will the Islands Trust Council acknowledge that the scope and nature of proposed changes reflects, in many parts, the desired outcomes of activist individuals and groups, and that such thereby garnered undue influence over the initial and developing formation of these proposals?</p>	<p>What kinds of inputs is Trust Council considering when drafting amendments to the Policy Statement?</p>	<p>Certainly public engagement and public feedback. Absolutely, there are many different sources of information and sources of certain responsibility that trustees have to consider and all trustees on trust council have to consider. Public feedback is one of them. We also are responsible to our reconciliation efforts with First Nations. We need to ensure we are meeting our obligations under DRIPA, and just our ethical obligations in this space and place that has been stewarded so amazingly since time immemorial. We need to make sure we are meeting those obligations. And then we also have responsibility to consider not only who is living in the Trust Area right now, but who is living in the Trust Area in the future, the non-human organisms that are living in the Trust Area are our responsibility, and we are actually stewarding this area for the rest of British Columbia, so we have to consider ALL of those aspects as we deal with our decision making. From that perspective a lot of the information we are also getting from organizations, from staff, from our own understandings and knowledge from living in this space – those are all influencing us. And I think I would also add at this point, our interpretation of the Trust Act is influencing us and we will probably come back to that, but I have seen some of the questions in terms of things that will we have to narrow or expand our understanding of what is included in the trust policy statement and because, you know, different people who disagree on what the object of the Trust is. Well, Trustees disagree too, and that's part of the process is the Trustees themselves actually have to work through</p>	<p>48:46</p>

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		<p>that. And no one trustee, myself included as the chair of the Trust Programs Committee, no one Trustee has anymore say than any other trustee in this. It is important that we all actually have input into this process, and we are very careful on thinking about who is on the Trust Programs Committee to get the widest possible breadth of opinions on that committee so that we have good input into the process.</p>	
<p>I recently completed the public engagement questionnaire. Many of the questions looked to be structured to be leading or designed to preclude rational independent comment. Who created the survey, who authorized its release and was it independently reviewed by anyone with formal experience of constructing non-biased surveys?</p>	<p>I recently completed the public engagement survey and was wondering who created the survey? Who reviewed and approved it?</p>	<p>ISL created the survey. In it we are asking about the draft amendments. The draft amendments are organized by the categories that we presented earlier. Also, by whether they are a commitment, a directive policy, or coordination policy. That was to really get at reviewing some of the amendments. We certainly worked in collaboration with Island Trust staff on making sure that we were accurately representing the contents of the draft amendments in as plain language as we can. It is complex to take some of the subtleties of policy writing and turn it into a survey, but that was ISL who wrote it and definitely we reviewed it with Islands Trust before we went live here.</p>	<p>51:18</p>
<p>Why is the public engagement process starting with an on-line Q & A that is only available to people who have access to and understand computer technology, given that numerous residents in the IT area may not have access or these skills?</p>	<p>How do people without access to technology get involved and participate in the public engagement process?</p>	<p>This is one of the reasons why we have so many ways to participate in the process. This Q&A is a little bit of an information share, we also have coming up (virtual) community workshops, and then we will have a whole series of in-person events on islands and we will have a paper version of the survey with a bit of discussion guide and background information that are available for pick-up/drop-off and can be filled in by hand. There are a few different mediums available to people. With the rapidly changing COVID protocols for in-person events, and even pick-up and drop-off sites, we're closing in on being able to publish that information about when things will be happening and where they will be happening in person. There is definitely an in-person and paper version of ways to participate in addition to the virtual options.</p>	<p>52:48</p>

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		<p>I would encourage people in community, those of you who do have technology, I would encourage you to help work with people in the community who aren't as tech-savvy. We live in small island communities, so reach out to those people who don't seem to have a voice and help them have a voice. That is part of what we can do.</p> <p>A lot of people in our island communities, for island lifestyle reasons, don't have technology or computers, don't have internet, don't have cellphones and don't want them. So we are aware of that and we are making every effort to reach out and be IN community and participate in community. Mail outs are something we are going to be doing and there is going to be a lot of information mailed out to the entire Islands Trust area as well. Please assist anyone you know that isn't connected and we are happy to hear and find ways to communicate with those folks. We will be holding in-person meetings where humanly possible as long as COVID-19 rules permit, unfortunately some of it may end up being last minute because we are having difficulty with community centres on your islands. So any help that you can actually provide with respect to providing those facilities would be much appreciated.</p>	
<p>It is common knowledge that septic seepage and groundwater flow are inseparable. Why then does the new policy statement not include septic contamination integrated within the water resource section? Why are land use decisions and policies not including septic seepage as a prime consideration for increasing</p>	<p>Why does the new policy statement not include septic contamination integrated within the water resource section and how will you protect marine life from polluted seepage?</p> <p>Why are land use decisions and policies not including septic seepage as a consideration for increasing densification?</p>	<p>The policy statement is a very high level, general document, and the official community plans within drill down into more specifics to the islands. However, the concept of having concerns around septic contamination – those ideas can be dealt with through other policies already ion the policy statement around environmental protection. It is something that Trust Council could consider, having specific policies around septic contamination in the policy statement.</p> <p>That is something that will be dealt with definitely at the local trust committee level when it is developing land use bylaw regulations. Septic seepage is an environmental consideration that the policy statement already has policies around that. There are other levels of authorities that are responsible for septic and sewage. We certainly need to consider repairing area regulations, but typically the</p>	56:11

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
densification? How will you protect marine life from polluted seepage causing acidification?		<p>more critical public health and fish and wildlife effects are mostly considered by others. We work very closely with things like septic disposal.</p> <p>It would be good for us to bring this into committee.</p>	
Why isn't the virtual question and answer session occurring in an open public forum where attendees can listen and participate in a dialogue, for example, attendees could seek clarification on the answers provided?	Why isn't the virtual question and answer session occurring in an open public forum where attendees can listen and participate in a dialogue, and are provided an opportunity to seek clarification on answers provided?	<p>We do have a large variety of input types and one of the reasons we chose this format for our Q&A period was really to focus on sharing some information about the policy statement itself as well as some of the proposed changes, and then really focus one question at a time and make sure we can get through as many questions as we want. Some of the opportunities that are coming up that are more dialogue based like the virtual community workshops – held over 2 evening March 15 and 22 (changed to March 22 and 29) so that is coming up... And also the in-person sessions as soon as we confirm we are good to go on those locations that'll be another dialogue-based way to participate.</p> <p>It's been coming up 2 years when Islands Trust Council left Council chambers on Salt Spring Island to a pandemic. That has changed everything that we do with engaging with the public and holding community and public meetings. We want to come back to more public meetings and we would love to be able to do more open public forums but even with the scheduling of these meetings 2 years later we are having difficulty. Of course, through this electronic means, we are able to access a much larger, much broader audience all across the Island and nobody needs to travel anywhere. It is interesting to note, there is no turning back from going to this electronic meeting form at this point. We struggle with this day-to-day because some want us to go back to public meetings and others don't want to attend public meetings under any circumstances. Now we are trying to do a hybrid thing, and this is the introduction to this 2050 third phase of engagement to get us kicked off and started, get the questions out there, get the policy statement message out there and then we are going to be making every possible effort to come into communities to have those public forums.</p>	59:35

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
<p>Q. Is there any policy statement proposed on:</p> <ul style="list-style-type: none"> - non- fossil fuel power (preference for solar, wind etc) - invasive/ non-native species (holly, broom etc.) - OBSCR (smoke control regs.) . and 	<p>Are there any policy statement proposed on</p> <p>Non- fossil fuel power (preference for solar, wind etc)?</p> <p>Invasive/ non-native species (holly, broom etc.)?</p> <p>Open-burning smoke control regulation?</p>	<p>That is a super interesting question –my initial feeling around this, is that many of those are very specific. There are some general things around climate change that would cover many of these, but they’re going to be more detailed – in OCP’s and land use bylaws in community.</p> <p>I think this is a good question for us to respond to in written form in the document afterwards, I’ll go have a careful look through the whole draft new policy statement. I don’t recall policy specifics to these items that are new.</p> <p>It’s a general policy document and the level of detail that council wants to go through is up to council, so I wouldn’t say yes or no these should be or shouldn’t be out. But I do think they fit the climate change and some policies could be developed around them if they are not already there.</p> <p>What we are doing right now is a review of the entire document that hasn’t been updated in a significant period of time. That is not the intent of Council going forward. The intent of Council going forward is to keep on top of edits like this so these things, if they aren’t in current round, doesn’t mean they won’t be in some future (next year or the year after that) so we can make sort of adjustments and tweaks to this as we go on in a much more iterative process than has been done in the past so that’s also something that’s different about thinking about the trust policy statement now and going forward, is there is no intent to leave it sitting for 25 years as we go forward now.</p> <p>This is a terrific question, because it opens up the horizon of interests and concerns that people have in the Islands Trust Area and in fact in non-Islands Trust Areas and around the globe. Some of these things are already in OCP’s and LUB’s on some of the islands. Open burning for example is a provincial regulation and often managed by regional districts and in many places it’s not permitted. Invasive species – certainly on a lot of the LTC’s I’ve worked on over the years for replanting of vegetation in a development, there is a requirement for native</p>	<p>1:02:22</p>

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		<p>species to be planted. Indeed, that non-native species management is also managed to some extent by other agencies but there are many different issues that surround this, these are just 3 examples, very good examples, that can already be dealt with within local land use regulations. Certainly, the policy statement would encourage these kinds of things and already does in many ways in sections of the policy statement that exists already.</p>	
<p>- could I get an explanation of the high-level benefits of a no-desalination policy. (I think I support this- just want ITC's views on it)</p>	<p>What would be the high-level benefits of a no-desalination policy?</p>	<p>The reason that the policy is in there from a precautionary approach. There are some concerns around desalination which regards first of all to the energy demands that it requires, or the adverse impacts that desalination on things like the foreshore, the ecosystem and even uplands because the way you discharge the brine (salt taken out of water) that has to go somewhere and quite often its pumped back into the ocean, and it creates a high salinity in that particular area so there are a lot of environmental reasons. And also from climate change with respects to the energy consumption.</p>	<p>1:07:10</p>
<p>It is common knowledge that septic seepage and groundwater flow are inseparable. Why then does the new policy statement not include septic contamination integrated within the water resource section? Why are land use decisions and policies not including septic seepage as a prime consideration for increasing densification? How will you protect marine life from polluted seepage</p>	<p>Why is there no water resource policy limiting the number of cisterns and septic fields in high density and water stressed area?</p>	<p>There are policies around this, they may not be directly stated so that's something we can certainly look at. There is no reason, it's maybe again, like some of the other questions around climate change that we have had, it's probably in there but not in a super obvious way. This is something else that Council could look at to put into the policy statement. I will say that there are some local trust committees that have their own policies and their own regulations in areas on their islands that have issues with water where there are requirements for assistance. Saturna Island has that in some locations. It's something we can definitely put in at the policy level if Council would like to make that more obvious.</p> <p>One of the high-level policies is around water conservation and thinking about water management generally. The idea is that islands are actually very different across the Trust Area in terms of water and so really understanding what the local implementation of that is, is something that would be done in OCP's and bylaws, but the broad-brush stroke is that every island cluster should look at</p>	<p>1:08:58</p>

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
causing acidification?		<p>what they should do around water management. There are actually policies that guide around this, just not to the detail of this level, that's a local detail issue. We have really been engaged on this on my island for this term. A lot of the Southern Gulf Islands which are heavily impacted by drought issues are looking at that.</p> <p>In the freshwater stewardship policy section there is an advocacy policy that actually was refined from the currently policy statement. The currently policy statement encourages water cisterns for water conservation purposes and one of the refinements was adding the words "above ground" because of the impacts to cultural heritage of cisterns below ground, that's one change that has happened. With regards to what's being proposed here, I would just say that we would love to hear your ideas for what's missing in the current draft of the policy statement. We hear a lot of comments on the draft amendments but if you are able to fill out the survey there are some open areas where you could suggest things and we would then bring them forward to Trust Council for their consideration which will help us improve the document.</p> <p>Clarification between directive policies and advocacy policies: Directive policies are regulatory in nature and they require the local trust committees and island municipalities to include certain types of policies and approaches in their OCP's and bylaws. Advocacy policies (coordination policies) are intentions of trust council to work with or advocate to other government agencies and other interested and affected parties which includes Trust Area communities and property owners. These are non-regulatory in nature, so they are basically indicating Trust Council's intentions to advocate on behalf of the Islands Trust mandate.</p> <p>The most significant here is this is a conversation we are having and thinking about these things because rainwater collection is certainly the number one thing that people talk about when there is water shortage and that requires tanks and systems of some kind and in fact there are potential</p>	

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		<p>conversations around whether or not every new home that's built should have a cistern or should have water tanks to provide rainwater for those non-potable water-uses. In the 25 years since the policy statement was last amended, septic field technology in managing and handling sewage has changed dramatically. Anybody in the building trades or developing knows septic is a big thing today, but that said 50% (generous) of the homes on the islands have septic systems that are more than 25 years old and are inadequate by today's standards so there is certainly lots of room for discussion on this topic and lots of people think that there should be no policies, there should be more advocacy policies, or there should be more directive policies. Sometimes around water and health and natural environment there's pressures to be more directive but at the same time we want to provide opportunities for education and learning and opportunities to provide individuals and developers and builders to do the right thing in the first place. Ideally, we don't have to be hard on regulations, but the truth is land use planning is a regulatory mechanism and we have to find a place to do that and the policy statement helps LTC's and communities develop the best way to facilitate sustainable communities, sustainable agriculture, sustainable forestry, and long-term supply of fresh water which is critical to not just people, but to the environment, the plants and species that are here and that are already stressed. We've seen in the past few years with the climate change those species are changing and they are more and more stressed.</p>	
<p>how do we, the residents, propose new content for the new TPS?</p>	<p>How can residents propose new content for the Policy Statement?</p>	<p>We have seen a couple of examples of that through the questions. There is an opportunity through the survey through some of the questions around what we might have missed or what did we not ask you that was important to you. There will be opportunities through the in-person events once we get started with those and there will be an opportunity through the virtual community workshop coming up later this month. There will be a number of ways through this third phase engagement that you'll be able to do that.</p>	<p>1:16:44</p>

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		<p>This is such a big jump from where the previous version was, it is quite likely that many things that are currently in the statement won't be in the draft that actually gets to first reading. As trustees go through and reflect on what communities are saying to them, reflect on their own understandings and what their comfortable supporting in this moment, there will be changes. What will happen at that moment and all the feedback we are getting in, is that we will create a "cut-list" of things that are not in the current statement but are being considered, either because we had staff advice to consider them or community members have asked for it or trustees themselves are interested. That list will still maintain, even if it doesn't go into the next version of the trust policy statement that will go forward to first reading. That list is always contributable to. You can email staff anytime and say to current trustees that you want additional things added to that list. Those things will be considered in future revisions and those revisions are not going to be years and years out. They are going to be more rolling revisions. Don't feel like you didn't get everything in this first time, or you are unable to process it right because there to the many changes, don't feel like you won't be able to participate, you will be able to contribute going forward! Part of being able to understand what may not make it in this time is learning together, learning why a topic, like desalination is important. Maybe we all need to learn a little bit more and to think about that together so that will be apart of the living document move.</p> <p>The intention is that it be a living document and in fact it may be that a number of the items that have come up within this public engagement process and what we are about to hear over the next few months may not make it into the next revision of the policy statement but there will certainly be topics of continued discussion and debate at council to figure out what it is that policy statement needs to elaborate. It is a living document, and this phase we may be a little over ambitious with trying to make the amendments that have been delineated and so maybe they wont all make it, maybe only a few will</p>	

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		make it, but it is important we start this process and get it rolling so that it becomes a living document for the future.	
Where can the public access details (on-line and hard copy) about the public engagement process timeline and anticipated outcomes that will guide discussion in the next phase?	How do people get more details about the public engagement process and timeline?	<p>Our key hub for accessing information about the public engagement process and timeline is on Islands 2050 website. We are continually updating that as new elements of the phase 3 engagement roll out. We are also using mail outs to get the word out and we are looking at putting ads in local papers and newsletters to get the word out, and social media.</p> <p>Click “Subscribe” button on website and emails will be delivered directly to you. It is very helpful if you talk to your local trustees and really talk to them and tell them what you want – they are advocates for you, they sit at the table and vote. That is your most direct pathway quite frankly to understanding and getting decisions made. Being clear about why, not just yelling at your local trustee. Think carefully about how you’re arguing and why you are arguing and sitting down in calm moments and talking it through are really helpful things to be doing.</p>	1:21:13
If 4. 4. 2 was not strongly enough worded and was ignored by the LTC’s how will the weaker version 4. 2. 7 provide any more protection for groundwater? How will it be enforced?	Why has the reference in the 4. 4. 2 "neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater" been removed in the Draft Revision of the 4. 2. 6-4. 2. 7?	<p>This policy hasn’t actually been removed, it’s been refined and actually it has been strengthened. The terms were refined to align with provincial language such that they are more easily measurable and can inform decision makers in a better way so there is a new policy 4.2.7 and it basically says “neither the density nor intensity of land use is increased in groundwater regions... (Groundwater regions are delineated water management areas that provide a useful way for accessing area specific water quality and quantity characteristics for planning purposes.) ...Where the quality or quantity of the supply of fresh water is likely to be inadequate or unsustainable.” Those again are terms used by the province, so we just aligned that language. The intention is actually to strengthen this policy.</p> <p>This is one of the really hot topics because we have had a lot of very, over the years, a lot of serious conversations about this very section when we are being asked to increase intensity or density in land use areas and any improvement in the language that we can get here to be able to help us make those</p>	1:23:19

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		<p>decisions about whether or not any sort of development increase intensity and density of the land is justifiable in preserving and protecting the water supply, not just for the people that live there but for the natural environment as well. We have had difficulty with this, at executive committees, LTC, at Council with water for years. An improvement in the language to help with decision making and to help us understand what that section of the policy statement means because it was written in a period where certainly there was interest in preserving and protecting the water supply but its significantly more intense now, there's no denying that. The recent census tells us that 25% roughly (more in some locations, less in others) that there are big increases in densities on the island and indeed the water supply is being taxed so we need to be able to make the best-informed decisions that we can with respect to that and to the water supply.</p> <p>In the first 2 phases of engagement, we heard very, very strong feedback from the public that this is a priority concern for those who responded. This is responding to that and the intention was to strengthen the policy. We understand that water is paramount for so many islands, if not all, and as we get different pressures – changing sea levels, changing precipitation – we are out to ensure we have safe, freshwater supplies.</p>	
<p>The Trust Policy Statement has "directives" which are described as "requirements". This distinction is made because there is no requirement that the other policies in the Trust Policy Statement to be followed. But the Trust also has a policy in its Manual (not being reviewed) that says the directives don't</p>	<p>Can local trust committees opt out of Policy Statement Directive policies? Aren't they required?</p>	<p>We have a challenge as a federation of thirteen LTCs pulled together under the Islands Trust Area. The Trust Council itself is mandated to implement the Islands Trust Act. They do that through the trust policy statement. Local trust committees have dual authorities – they have the Islands Trust Act that influences them, and they have the local government act that influences them, so local trust councils have to balance those things and have to manage a lot of different components of that. The Trust Council is there to ensure that the Islands Trust Act itself is implemented. So, no, local trust committees can not opt out of direct policies and that's because the Act is supposed to be implemented and the Trust Council is all of the LTC elected officials are on the Trust Council and they get say in what that trust policy statement says, but</p>	<p>1:27: 35</p>

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
<p>have to be followed if the Executive Committee decides there is a good reason. See this policy below.</p> <p>Is it then not false to say the directives “requirements”.</p> <p>It would seem that nothing in the Trust Policy Statement is required. Or would it be more accurate to say that directives are only required when the Executive Committee decides they are required?</p> <p>Trust Policy Manual (1. 3. 1 part 1. 4) states “A bylaw will not be contrary to or at variance with the Policy Statement if it fails to include a particular policy or regulation, so long as the bylaw contains sufficient reason or justification for not doing so.”</p>		<p>sometimes local pressures might make it so its very hard to implement the Islands Trust Act in their local area and Trust Council is the body that is mandated to try and ensure that is happening.</p> <p>In the existing context, the policy statement has requirements that local trust committees meet policy statement requirements. It comes up to the executive committee and the executive committee confirms or denies that rationalization that yes it does or no it does not. If executive committee says no it does not meet the standard, there is a possibility for LTC to protest that decision and have Council make the decision, but certainly where there is a grey area you can certainly manage to facilitate that. We’ve only ever done that I think once in the entire history of the Islands Trust but it is possible and there is a mechanism to protest. It’s possible to protest, but the decisions still lie with Trust Council.</p> <p>The policy statement is Trust Council’s policy document and the courts in BC over the past few years around polices have determined that the local government or the council that adopts the policy is the one to interpret it. In this case, it would be Trust Council, supported by the legislation. Local trust committees when we’re advising them, we are advising them of what we think Council’s interpretation is of a particular document/policy and the local trust committee would then if they don’t agree with that would have to submit an alternative and see if Council will agree with them. We have had those discussions come up at executive committee where local trust committee wanted to get some early advice as to their interpretation to ensure they’re on the right track.</p> <p>The currently policy statement is written in that the word is “addressed”. Address can be any range of policies so that’s another thing that has to be considered. Do the local trust committees addressing of it meet the policy? That is up to the executive acting for trust council to determine. Bylaw enforcement suggested this – if you’re running up against a regulation or a bylaw that ends up initiating enforcement or its not palatable to the</p>	

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		<p>community, then you should change the bylaws. Certainly as time goes on and we find there is some directive policy in the policy statement that is not working for LTCs or are not working in the best interest of the federation, then its certainly possible for that to be revised as a living document if there's more knowledge that comes to bear or circumstances change that couldn't be a change, that said, wouldn't be immediately effective in a community because it would a drawn out process which would require public consultation to amend the policy statement. We wouldn't be ding it "willy-nilly", we would have to go through a proper consulted process, but the intention is not for the policy statement to be unreasonable, but to be respecting and reflecting the common interest that is provided to us in the mandate from the province.</p> <p>The policy statement is meant to have general policies that are localized as their implemented, so local trust committees are the ones who actually define exactly HOW it will be implemented. For some communities, many things that are in the new policy statement draft, they've already implemented them because they are ahead of the policy statement and so those communities aren't going to feel that it's challenging to get to that point. Other communities may see they have a lot of differences with what may get into being the new trust policy statement. When you get between those types of policies, there are 2 solutions:</p> <ol style="list-style-type: none"> 1. Argue for local policies to be different 2. Actually just pause, take a deep breath as a community, and try to ask why majority think these policies are a good thing. 	
What is GRIPPA?	What is DRIPA?	<p>Declaration on the Rights of Indigenous People's Act – 2019</p> <p>It is the implementation of the UNDRIP (UN declaration rights of indigenous people), and it meets our obligations under our reconciliation efforts with First Nations in this region. I am very proud of Trust Council because we are ahead of DRIPA, we are moving forward in ways that are innovative and can lead many other local governments. When we talk about acts or things we want to pass as acts, I also want us to own that</p>	1:34:27

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		<p>those to me are the “low-bar”, what we really want to be doing is deeply engaging and thinking forward and what are the best ways to truly reconcile our own past actions in this space with how we want to be as communities going forward, in the rights of First Nations Peoples. Co-management and different ways to explore. There are lots of places we can go even beyond what DRIPA allows, and those are things that we have to consider in our communities as we actually really work to truly engage in reconciliation and learn and know the peoples that have been in these spaces since time immemorial.</p> <p>Calls to action from reconciliation work in Canada has brought this to us, and every local government, and very citizen to come to understand this. Every minister and ministry is held responsible to.</p> <p>The next steps for the province would be to look tat all of its legislation and bring it into line with DRIPA whatever that looks like. One that is already done is they’ve amended the interpretation act to essentially bring in the constitutional rights for Indigenous peoples, which essentially says when you’re reading any legislation (including Island Trusts Act) you have to read it as if it’s aligned with the rights of Indigenous people. That is the requirement to engage and consider that.</p>	
<p>Why won’t the Islands’ Trust acknowledge its limitations in addressing the global climate crisis?</p>	<p>Can you tell me more about how the Trust is going to prioritize the global climate crisis in the amendment to the Policy Statement?</p>	<p>There are many ways that trust council is attempting to address climate change in the draft new policy statement. I would say it starts with a sort of approach or value you could say that the climate resilience of trust areas in our communities is dependant on healthy, functioning and thriving ecosystems who are also vulnerable to the impact of climate change. We have looked both the impacts to ecosystems and communities. There are some broad approaches – precautionary principal is one of them. Just acknowledging the uncertainties around climate change and how it will unfold in the coming years. The policy statement also suggests adaptive management approaches which require on-going monitoring and evaluation of the impacts of climate change and policy adjustments as needed. Also, nature-based solutions that seek solutions that help</p>	<p>1:37:53</p>

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		<p>communities become more resilient to climate change and also result in bio-diversity benefits. There are directives for climate vulnerability assessments to be undertaken in each local planning area and that acknowledges that the impacts are going to look different on each Island. Generally, there is a strengthening of the environmental protection policy and polices related to safe-guard and protected networks, so species have migration corridors as they're increasingly threatened by these impacts. There are quite a number of them, too many to highlight here. However, we have a fact sheet that we posted to the Islands 2050 website, including one on climate change, they highlight some of the draft amendments, that you can view and if you feel there is anything missing, we would love to hear from you.</p> <p>This is a very complicated topic, so some things may be confusing to people. We are talking about changing lands and waters and historically have already changed social and political system. There are lots of changes we are seeing in the space and it is really challenging. Just take one issue locally that's important to you – fire management, water management, sea level infiltration into groundwater, any local issue and put climate change after it and they'll all have some aspect of climate change you can learn around the topic and then expand your knowledge from there because it is a complicated topic that is completely woven into our lives today and going forward even more so. I often hear that "we aren't cities, we are small rural communities so what can we do about climate change?" That's a question all small rural communities are starting to engage and ask. There are lots of things we can do. Just because our impact might be slightly different or potentially smaller than cities, it doesn't mean we should do nothing. Climate change is an all- hands-on deck issue. Encourage and coordinate with other agencies that have climate change in their scope.</p>	
How will the Governance report that Trust Council will receive in March	Will the Governance Report Trust Council will receive in March impact the Policy Statement	We are aware that there are a lot of big pieces in movement now, so this is just a question about how those two initiatives: 1. Policy Statement Amendment Policy and 2. Governance Report relate or interact.	1:43:05

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
change the Policy Statement?	amendment process?	<p>Council has yet to review and discuss it and determine or not it agrees with some or all or parts of it. It is a draft and there are some errors that need to be corrected in terms of language and how some things work but is the governance review going to affect the process we are in with public engagement and drafting of bylaws, or is there things in the governance review that might cause us to pause and build topics into, or enhance topics, or delete topics from the policy statement itself, and how we might create it as a document and make it available. Its early days for this, the policy statement work and the policy statement itself is the “why?” – “why do we care” “why do we deliver on the preserve and protect mandate”. The governance report is a topic that is looking at HOW we do that. They are two parallel streams that due to circumstances are both happening right now but are discreet in their own way. There is some impact in influence that would cross over in both directions, but I think it’s early to tell and I think the policy statement is the why are we preserving and protecting, what’s important, and the values. The governance is the how, how are we doing it.</p> <p>After our March trust council, we will have that question be a little clearer.</p>	
What are the budget implications? How will these proposed Policy Statement changes affect the Islands Trust budget in future years? Why should this fall on the shoulders of area taxpayers when the benefits are broader?	What are the budget implications for the proposed Policy Statement now and into the future for Islands Trust?	<p>The budget has been proposed for 2022-23, it includes presently the work that is going to continue after March through June and on. No additional impacts as a result of these events will be necessarily incurred. There may be things we don’t spend money on and other things we do spend money on, there may be shuffling around of monies within the overall budget, but at this point there is not any specific fiscal actions that would be undertaken. The work will continue, that said there are costs associated with doing it that have been included at this time.</p> <p>Into the future, one of the things to consider is that the trust policy statement is the interpretation that the trust council has of the object of the trust. The object of the trust is what we build strategic plans around which is then what we build budgets around.</p>	1:46:10

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		<p>So if the trust policy statement defines more clearly what is the object of the trust and what isn't, then that will actually lead to decisions and will help trustees argue yes this should be included in the budget or no this shouldn't be included in the budget. If it is not in the trust policy statement, then it either shouldn't be on the strategic plans, or it fulfills a local government act component that a local trust committee is pulling into ask funding for. The local government act still impacts our budget. There are things that local trust committees may ask to have on their project list that aren't directly related to the trust policy statement but are constrained by the guidance in it.</p> <p>Roll-out costs of the policy statement. One policy statement might be different than the previous statement but the development of OCP's and bylaws in communities at the moment have to reflect on policy statement directives and advocacy so there isn't going to be much change as communities evolve. There is no forced mandate that every OCP and bylaw has to be changed to meet the policy statement. As time marches on, and OCP's and bylaws are amended, they will need to reflect the values that are contained in the most recent version of the policy statement. It is a living document and things will change over time. No direct effect, but that said, if there is a necessity for there to be more scientific data or research necessarily to help LTC's make land-use decisions, there might be costs associated with that, but I feel its also important to note we have become very creative over the past number of years with seeking funding, external funding, to help fund some of this research and data for water and marine mapping and those sorts of things. We will continue to do that, the Island Trust has built a lot of interest in the community knowing the work we do. Funding agencies look favourably upon us when we are seeking financial support for some of the research data and that information and that knowledge and education and those sorts of things. Even the province has enabled us to take a small portion of our funding and help education and awareness building on the natural environment and</p>	

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
<p>Why doesn't the draft Policy Statement address the carrying capacities of the islands as there are only so many people an island can support?</p>	<p>Why doesn't the draft Policy Statement address the carrying capacities of the islands as there are only so many people an island can support?</p>	<p>natural heritage. These are all important values that I think many of us hold and it doesn't come for free</p> <p>Anytime we have a word like "carrying capacity" or "system management" that are general terms in how we measure or understand something, we still have to get very pragmatic about them at some point. Most of the policies that are distributed across the policy statement are actually getting at the idea of carrying capacity in some way. They are asking communities about water and if there is enough clean water available, or that there is appropriate forest. We are trying to make sure we are thinking about what is and working that out locally in terms of what density or capacity is. Shout out to "One Island, One Earth" to try and quantify what carrying capacity actually looks like on an Island and taking an island-based approach to what that looks like so there is some amazing innovations going on within our own communities to really think this through carefully and hopefully we will have a home grown answer for this in the future.</p> <p>That project was created by the Galiano Conservancy championing that work and calling it the Ecological Fingerprint Tool</p> <p>It was proposed in an earlier draft of the draft new policy statement and the trustees and committees really debated this term and how it would be implemented. I think there was generally a feeling that the freshwater sustainability is probably the prime indicator for carrying capacity. The policy statement takes the approach that within our jurisdiction, within our mandate, how can we look at the area-based approaches (look whole island), both ecosystems and communities and the needs of both and how can we make that work for each island. It does look different on each island so it is difficult to come up with a specific calculation for the carrying capacity so that was removed by committees in the drafting process and the concept was brought into many of the other policies.</p> <p>Over the years, indeed in the 25 years the policy was amended, the language has changed a lot and the issues have changed a lot. There are those within</p>	<p>1:51:25</p>

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		<p>our community that think we have already exceeded the carrying capacity and yet we haven't actually reached what is call the "build-out" (language from the policy). That's a density that was determined a very long time ago that didn't consider square footage that a home may cover, didn't consider permeable surfaces, didn't consider water consumption, or climate change and reductions in water levels. However, this carrying capacity is part of the discussion all the time. We as the land regulator need to be careful about what we implement with respect to if we have reached those capacities or what those capacities might be because certainly when it comes to land interest there are other points of view. We have to be opened to hearing those points of view and learning from those points of view to determine how we end up in a place that we have mutual respect and understanding about what that carrying capacity is and how we can we incorporate with everybody in managing the human impacts on the Islands trust area, and the planet.</p> <p>Carrying capacity for humans? or other organisms? We need to really consider we are managing many different values, not only for that human build-out component.</p>	
<p>What led council to propose the directive of 'no new private docks', when there is stringent rules and regulations, including studies of the area already (e.g., eel grass, shellfish protections, etc.) in place to evaluate the ability to acquire a foreshore license?</p>	<p>What led Trust Council to propose the directive policy of 'no new private docks', when there are existing rules and regulations, including studies of the area already in place to evaluate the ability to acquire a foreshore license?</p>	<p>It became a problem when people thought there was too many docks and in fact, I've been involved in conversations in local trust committees where communal docks is something everyone wants to see happen. In fact, government docs used to be a thing. They are costly to maintain and manage and ended up restricting access to people that are water only properties or in situations where the ferry is difficult to catch or is overflowing. One thing people expect and enjoy is access to the water, so a dock is an obvious thing. Some places there are lots and some places appear to have none, and people still enjoy both of those places. What we have become aware of over time is the impact that docks have on the marine foreshore, effecting species and affecting harvesting sites of shellfish, both for First Nations use, traditional use, as well as other consumers. We have come to realize we need to turn our minds to how that is managed and there is a strong point of</p>	<p>1:57:35</p>

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		<p>view that there should be greater restrictions. It's a topic of serious consideration and is not taken lightly.</p> <p>The reference to foreshore licences –the province in most areas of the trust, has what you call general permissions, if you meet certain requirements, the doc is for personal use and its under a certain size, you don't need a licence but you obviously have to meet the zoning and design requirements in the area so the onus is really on the local trust committees and the local government to determine where docks are appropriate.</p> <p>The intent is to cluster docks and create more communal docks, not to say no docks absolutely. Cluster them in a way that reduces impact on environment.</p>	
<p>Surely carrying capacity of the islands is central to the Trust Object to "preserve and protect". With new census data available, added to current density potential, how will this be reflected in the TPS in a usable way in order to effectively inform further development decision-making in the Trust Area?</p>	<p>How will the new census data, along with current capacity to grow, be reflected in the Policy Statement to effectively inform further development decision-making in the Trust Area?</p>	<p>My partner actually did the census – this question is coming from the perspective of consistent growth trajectory in the trust and I think globally we are seeing that is a challenge, for sure on the west coast of Canada because it is a beautiful. People come here from other places for the beauty or from other areas that are already being heavily impacted heavy impacted by climate, or by over population. In terms of how it's reflected in the policy statement, the policy statement is the implementation of the trust act. It is actually just us trying to make sure we are implementing our mandate and so I don't know that I would say the census data itself would necessarily change that. How local trust committees are interpreting the trust policies statement, that's more likely to be impacted by the census data because they're now managing both the trust policy statement and the local government act and the needs that they have in that. I think most of the implementations will be at the local trust committee level, not in the policy statement.</p> <p>Census data is interesting because it doesn't tell us anything we didn't already know. On my road half of the houses have changed ownership in some form or another, whether children have acquired it or whether it has changed hands to new people. I think almost all of the homes are occupied full time. When I moved here 35 years ago, there was lots of homes</p>	<p>2:01:11</p>

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		<p>and only a handful of us that actually lived here full time and the populations have been growing, in fact the pandemic has helped out with that because of the nature of the place – a safe haven, an opportunity to work from home has changed people’s lives. Dramatic increases in values of properties elsewhere in the province have allowed people to leave communities they didn’t want to be in and come to a community they do want to be in with money in their pockets. Its certainly changed and will continue to change the pressures that come to bear from surrounding urban areas on the little old Islands trust area are significant and are probably as bad or worse than they were when the island trust was first created. What we do on policy statement today, to protect this for 2050, to vision out to 2050, is so important because if we don’t do this work now, when will we find time to do it? We are having difficulty keeping up with the applications for development now. You look around in urban areas on Vancouver Island, and you notice the rate of growth up and down the island is just significant. We will take this into account.</p>	
<p>Why does the Trust feel the need to tell other governments how to do their jobs?</p>	<p>Why does Islands Trust coordinate with other orders of government?</p>	<p>We are here on the Islands trust and there are layers and layers of different government in this space and they have different jurisdictions, which is incredibly confusing for me and for our citizens generally. What we really need to do as part of the trust is, we need to hold the mandate in the core and coordinate with all these different levels of government to make sure that they are recognizing that the trust is a special management area related to its mandate and that we are being respectful in how we are operating within all of our different jurisdictions in relation to that mandate. We don’t have control over lots of things in terms of direct trustees – I can’t tell you if you can cut a tree like a municipality can, I can’t say things about shipping. There is a lot of different things we can’t do, but it doesn’t mean we can’t work to make it more affective between the province, the feds, First Nations, regional governments, international governments, to make sure those things are smoother because the ecosystem doesn’t care that there is that many levels of government so we are trying to really do ecosystem level management and that requires</p>	<p>2:05:08</p>

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		<p>coordination with all levels of government. We aren't just talking about coordination with levels of government. It is also coordination with community and making sure we are not just informing community, but we are also learning with and in the community because there are great ideas out there already that maybe we should be pulling into policy.</p> <p>Ministry highways, roads - we have advocated historically for higher standards for roads, lower standards for roads, we've advocated for bike lanes and pedestrians' access on roads and public safety. Regarding freighters, we want to make sure people in Ottawa/Port of Vancouver know that this is not an industrial area, which is simply a necessity because not all orders of government are fully aware of what the Islands trust area is and what's important about it, not only for species that live here – humans, mammals and animals and insects but for the enjoyment of the residents of the area. This is a special place and requires special commitments by governments to maintain this special place because it could be lost in a moment or over time. Advocacy is a very important thing that we do, and we do it very selectively sometimes less selectively and we could be more deliberate on our advocacy. If we had policy to guide us, it could be clearer to everybody what we are doing in advocacy, in our role, on delivering on the preserve and protect mandate.</p> <p>About a year ago when we first started this process, we published a discussion paper on the topic of the islands trust object and during that process we really dove into the history of the trust, the mandate, and how the trust came to be back in the 70's. We saw that in all those earlier reports and meetings in the legislature that there was a vision that the trust would play the role of a co-coordinating body that would bring other agencies together from many different jurisdictions to coordinate for the purpose of carrying out the Islands Trust object. The object is to be carried out in cooperation with other levels of government. Also apart of Sections 8 and 9 of the Islands Trust Act. Really seen to be the role of Islands Trust to advocate on behalf of the mandate and</p>	

Question as Submitted	Question as Appeared on Slide	Transcribed Response	Time Stamp
		there have always been advocacy policies in the policy statement since its inception.	
Why is the Islands Trust giving itself new powers through the new Policy Statement	Is the Islands Trust giving itself new powers through the new Policy Statement?	No, the trust is not giving itself new powers. It can't do that actually because the trust policy statement has to be approved by the minister. If we started to stray into areas that the province doesn't want us to do, that aren't within our scope, they would not approve the trust policy statement. We aren't writing a trust policy statement that can't be approved. Having said that, there is conversation going on among the trustees about which things need to be fronted and organized in a way that is clearer and communicating very straight forward, which are the coordinating policies and which are directive policies, so that is a conversation that is going on.	2:11:58